

COMMERCIAL RETAIL or OFFICE

Cowboy Capital of California | Oakdale, CA

HUCKLEBERRY'S SHOPPING CENTER



W F St [± 16,000 ADT]



S Oak Street



MEDICAL OFFICES



Ash Avenue

FOR BTS |
GROUND LEASE

± 4,500 SF of Single or
Multi-Tenant Office/
Retail Shop Space

Oak Valley Hospital District



BRIAN HERON
Retail Properties

O + 1 209 300 7015

C + 1 209 985 6329

Brian@Retailassociates.com

BRE# 01091898

1012 11th Street, Ste. 1L-5, Modesto CA 95354

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.



PROPERTY SUMMARY

LOCATION

1437 West F Street, Oakdale CA 95361 – This property is located off of West F Street/Highway 108, a highly trafficked road that runs through Oakdale. Oakdale is the Cowboy Capital of California and is the gateway to the Sierra National Forest and Yosemite National Park. It is also in close proximity to Oak Valley Hospital and a variety of medical offices. Additional surrounding tenants to the property include Dominos, Circle K, Rite Aid, Subway, 7 Eleven, Dollar General and more. The city of Oakdale has a high average household income and within a 1-mile radius of the property the average income is over \$80,000. (See additional demographics on last page)

AVAILABLE SF

4,500 SF of Single Tenant or Multi-Tenant Retail/Office Space on a corner parcel

STREET FRONTAGE & ACCESS

- Fronts West F Street/California State Highway 108 with traffic counts of approximately 16,000 vehicles daily (CPD)
- Full access from F Street and Ash Avenue
- F Street runs through the City of Oakdale

RETAIL OR OFFICE

Oakdale, CA

AVAILABLE SF

4,500 SF

RENTAL RATE

Contact Broker

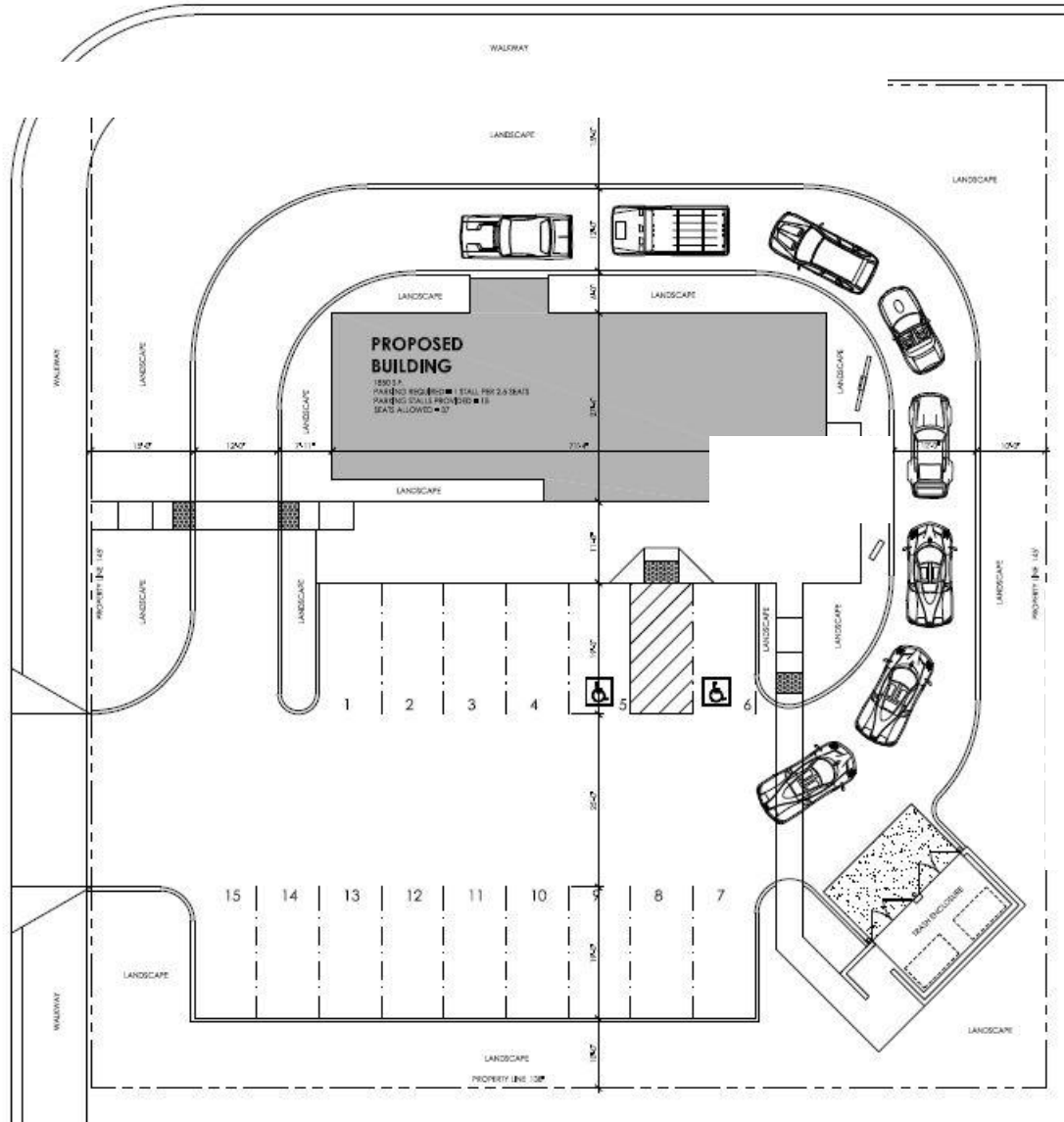
ZONING

C-1 (Neighborhood Commercial)

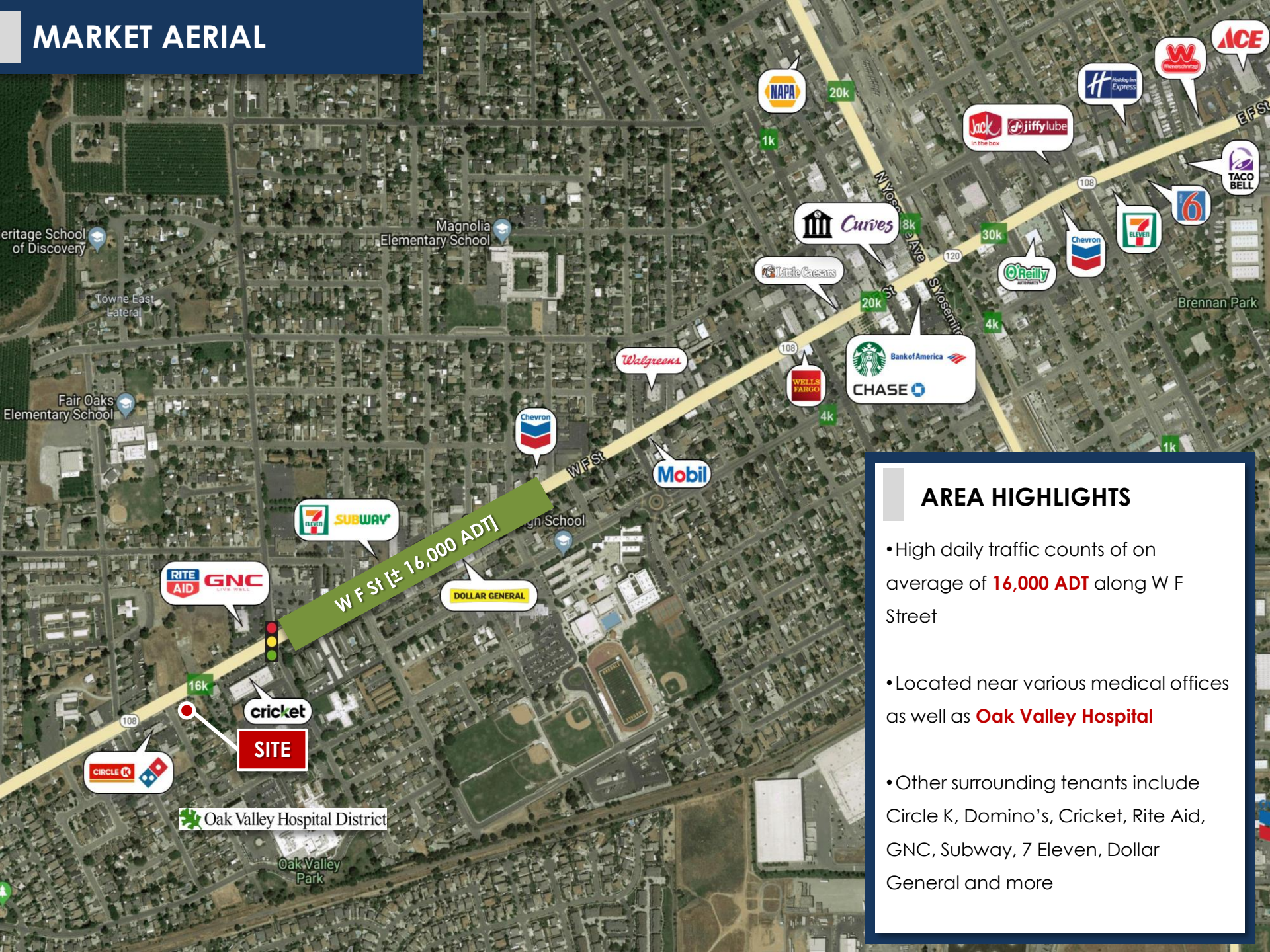
WF St [± 16,000 ADT]

W F St [± 16,000 ADT]

Ash Avenue



MARKET AERIAL

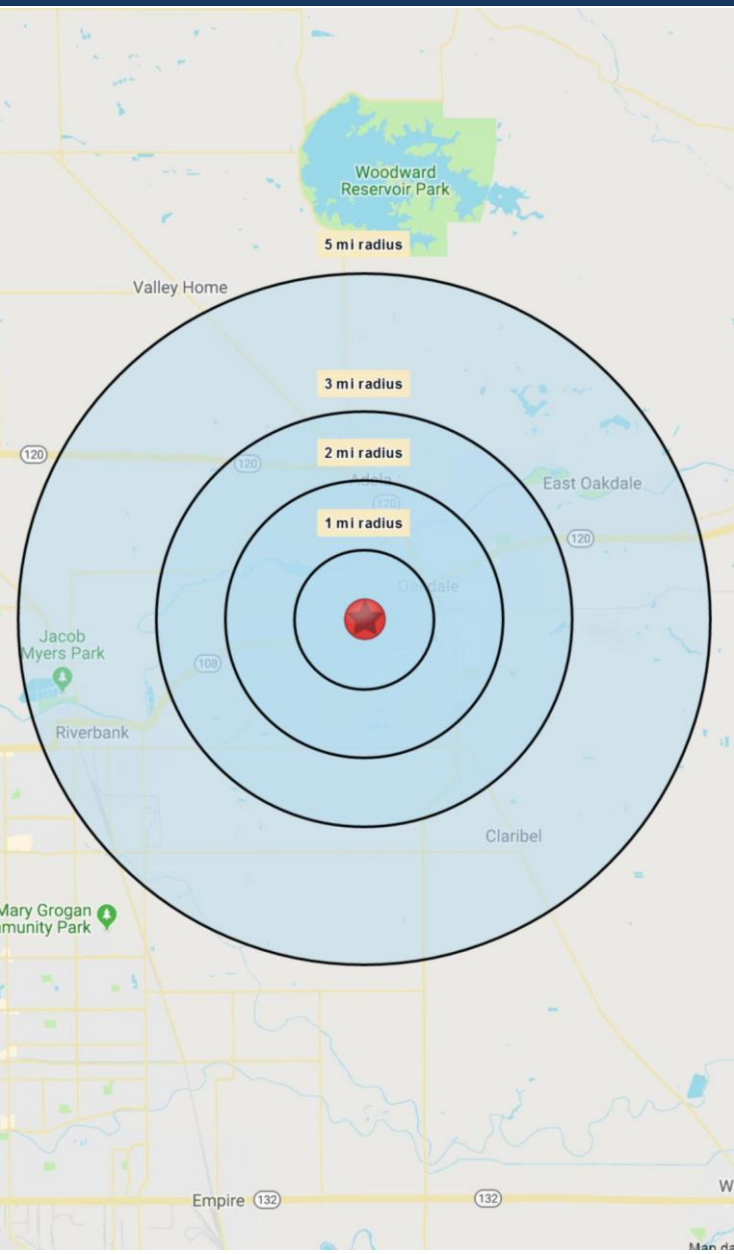


AREA HIGHLIGHTS

- High daily traffic counts of on average of **16,000 ADT** along W F Street
- Located near various medical offices as well as **Oak Valley Hospital**
- Other surrounding tenants include Circle K, Domino's, Cricket, Rite Aid, GNC, Subway, 7 Eleven, Dollar General and more



DEMOGRAPHICS



POPULATION

	1 Mi	2 Mi	3 Mi	5 Mi
--	------	------	------	------

<u>2018 Estimated Population</u>	<u>13,470</u>	<u>22,753</u>	<u>26,920</u>	<u>46,566</u>
----------------------------------	---------------	---------------	---------------	---------------

<u>2023 Projected Population</u>	<u>14,187</u>	<u>23,944</u>	<u>28,334</u>	<u>49,057</u>
----------------------------------	---------------	---------------	---------------	---------------

<u>2010 Census Population</u>	<u>11,582</u>	<u>19,987</u>	<u>23,876</u>	<u>41,846</u>
-------------------------------	---------------	---------------	---------------	---------------

HOUSEHOLDS

<u>2018 Estimated Households</u>	<u>4,668</u>	<u>7,997</u>	<u>9,441</u>	<u>15,437</u>
----------------------------------	--------------	--------------	--------------	---------------

<u>2023 Projected Households</u>	<u>4,740</u>	<u>8,114</u>	<u>9,579</u>	<u>15,679</u>
----------------------------------	--------------	--------------	--------------	---------------

<u>2010 Census Households</u>	<u>4,051</u>	<u>7,081</u>	<u>8,438</u>	<u>13,984</u>
-------------------------------	--------------	--------------	--------------	---------------

AVERAGE HOUSEHOLD INCOME

<u>2018 Est Avg HH Income</u>	<u>\$80,740</u>	<u>\$78,415</u>	<u>\$83,018</u>	<u>\$86,330</u>
-------------------------------	-----------------	-----------------	-----------------	-----------------

<u>2018 Est Median HH Income</u>	<u>\$66,652</u>	<u>\$64,913</u>	<u>\$67,071</u>	<u>\$66,754</u>
----------------------------------	-----------------	-----------------	-----------------	-----------------

DAYTIME DEMOGRAPHICS

<u>2018 Est Total Businesses</u>	<u>337</u>	<u>932</u>	<u>1,023</u>	<u>1,387</u>
----------------------------------	------------	------------	--------------	--------------

<u>2018 Est Total Employees</u>	<u>3,874</u>	<u>8,299</u>	<u>9,064</u>	<u>11,442</u>
---------------------------------	--------------	--------------	--------------	---------------